



7:00 PM – Meeting Called to Order

Present Members:

Scott Mallory, Brian Lussier, Nicholas Jarek, Ezekiel Haradji, Warren Hunt

Absent Members:

Joseph DiCarlo & G. Edward Brown

Petitions

1345 Lakeview Avenue

An amendment to an existing variance for a business sign. Petitioner: Holly Gorrell

Holly Gorrell, owner of Zodiac Signs on behalf of property owner states her two clients are looking to replace existing sign slats with new slats of the same size. Holly states the two bottom slats will be changed. Chairman Mallory reviews the previous variance that was granted. Chairman Mallory questions how long Senat has been in business at that location, Holly stated she is unaware. Chairman Mallory states there has been an added sign that was not approved and it goes over the allowed calculations. Mr. Lussier states the previous variance is extreme and the existing sign has been there for many years. He states there is no site distance issue and he would like to change this variance that in the future applicants would not have to come before the board to change the signs. Chairman Mallory states the previous board was trying to limit the number of businesses going into that location, but he agrees with Mr. Lussier. Chairman Mallory announces there is no one in the audience so there will be no public comment tonight. Mr. Lussier made a motion to close the hearing, seconded by Mr. Jarek. The board voted unanimously to close the hearing. Mr. Lussier made a motion to grant the variance. Mr. Jarek seconded the motion with the conditions. Mr. Lussier states this approval hereby grants relief from 3.11.54(2) for the size of the existing sign based on existing frontage. Any further changes to this sign with regard to an increase in size or change of location must appear before this board for approval. Any other changes must be approved by the Building Department in accordance with the Town of Dracut Bylaws. This approval eliminates and strikes from the 1997 decision, condition #2 and Mr. Lussier would like proof #1 & #2 be put into record. The board voted unanimously to grant the variance.

Acceptance of Minutes

Mr. Haradji made a motion to accept the minutes of March 16, 2023, seconded by Mr. Lussier. Mr. Jarek did not vote. The board voted unanimously accept the minutes. Mr. Hunt made a motion to accept the March 29, 2023 minutes, seconded by Mr. Haradji. Mr. Lussier and Mr. Jarek did not vote. The board voted unanimously to accept the minutes.

Zoning By-Laws Committee Report

Chairman Mallory stated the ZBRC approved several sections of the Zoning By-Law to be changed, they are accessible on the Community Development page on the town website.

New Business

Chairman Mallory questions if the new 40B has been submitted, it has not been submitted as of yet.

Old Business

None

Next Meeting

The board was in agreement that the next meeting will be held on May 18, 2023

Adjournment

Mr. Jarek made a motion to adjourn, seconded by Mr. Hunt. Meeting adjourned at 7:44PM